



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

### **OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 15-111568-LD

Project Name/Address: Crossroads Village

Planner: Sally Nichols

Phone Number: 425-452-2727/spnichols@bellevuewa.gov

**Minimum Comment Period:** June 18, 2015

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ ☐ ☐ Plans
- ☐ ☐ ☐ Other:

#### **OTHERS TO RECEIVE THIS DOCUMENT:**

- ☐ State Department of Fish and Wildlife / [Sterwart.Reinbold@dfw.gov](mailto:Sterwart.Reinbold@dfw.gov); [Christa.Heller@dfw.wa.gov](mailto:Christa.Heller@dfw.wa.gov);
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / [Jobu461@ecy.wa.gov](mailto:Jobu461@ecy.wa.gov); [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)
- ☐ Army Corps of Engineers [Susan.M.Powell@nws02.usace.army.mil](mailto:Susan.M.Powell@nws02.usace.army.mil)
- ☒ Attorney General [ecyolyef@atg.wa.gov](mailto:ecyolyef@atg.wa.gov)
- ☒ Muckleshoot Indian Tribe [Karen.Walter@muckleshoot.nsn.us](mailto:Karen.Walter@muckleshoot.nsn.us); [Fisheries.fileroom@muckleshoot.nsn.us](mailto:Fisheries.fileroom@muckleshoot.nsn.us)

**ENVIRONMENTAL CHECKLIST**

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

**INTRODUCTION****Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

**Use of a Checklist for Nonproject Proposals:** *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

**Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.**

**Received**

APR 24 2015

Permit Processing

## BACKGROUND INFORMATION

Property Owner: IS Property Investments, LLC

Proponent: Crossroads Village, LLC

Contact Person: Pete Lymberis

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

419 Occidental Ave S. #300

Address: Seattle, WA 98104

Phone: (206) 728-6518

Proposal Title: Crossroads Village

Proposal Location: 15751 NE 15th St, Bellevue, WA 98008

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: The project proposes the construction of 110 ground entry townhomes, 123 stacked-flat apartments, 432 parking stalls, 18,000 gsf of commercial space, and a community center.
2. Acreage of site: 7.8
3. Number of dwelling units/buildings to be demolished: 1
4. Number of dwelling units/buildings to be constructed: 233/28
5. Square footage of buildings to be demolished: 67,226
6. Square footage of buildings to be constructed: Appx. 350,000 gsf
7. Quantity of earth movement (in cubic yards): 25,000 CY
8. Proposed land use: Multifamily Residential
9. Design features, including building height, number of stories and proposed exterior materials:  
The Retail/Apartment buildings are four storied, 44 feet above grade and the townhomes are three storied, 32 feet above grade as allowed by zoning code.
10. Other

Estimated date of completion of the proposal or timing of phasing:

2018

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None at this time

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Geotechnical Study - Stormwater Management Report
- Traffic Impact Report

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None to our knowledge

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

SEPA Determination, Binding Site Plan Approval, Design Review Approval, Drainage Plan Approval, Grading Permit, Building Permits, Utility Developer Extension Agreements, NPDES

Please provide one or more of the following exhibits, if applicable to your proposal.  
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development  
Preliminary plat map

☒ Clearing & Grading Permit  
Plan of existing and proposed grading  
Development plans

☒ Building Permit (or Design Review)  
Site plan  
Clearing & grading plan

☐ Shoreline Management Permit  
Site plan

## A. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site: ☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? Approximately 10%

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

According to the USDA's Web Soil Survey the site is predominately Arents, Alderwood material (AmC) with some Alderwood gravelly sandy loam (AgB).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No indication or known history of unstable soils located on site or in the immediate vicinity.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The top 6 inches of the site will be removed in order to remove the all existing impervious surface. Proposed earthwork includes approximately 24,600 CY of cut and 23,700 CY of fill. Total net volume is approximately 900 CY of cut. If any fill is needed, source of fill will be determined at time of construction.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Possibly, Implementation of Best Management Practices will mitigate as described below.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The developed design is at 83% and will not exceed 85% maximum impervious coverage as required by City of Bellevue Code.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A temporary erosion and sedimentation control (TESC) plan will be prepared and implemented prior to commencement of construction activities. During construction, erosion control measures may include any of the following: silt fence, sediment ponds and other measures which may be used in accordance with the requirements of the City.

## 2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, there will be increased exhaust and dust particle emissions. After construction, the principle source of emissions will be from automobile traffic, lawn equipment, and other typical of a residential neighborhood.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Off-site sources of emissions are typical of the residential/office properties that surround the site, such as automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby houses.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Construction impacts will be controlled by several methods: watering or using dust suppressants on areas of exposed soils, washing truck wheels before leaving the site, and maintaining gravel construction entrances.

Automobile and fireplace emission standards are regulated by the State of Washington.

## 3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

N/A

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No, there will be no withdrawals or diversions

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No groundwater will be withdrawn. Public water mains already exist and serve the site. No water will be discharged to groundwater except through the incidental infiltration of stormwater.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable. The site will be served by sanitary sewers.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Existing drainage is collected and detained on-site prior to discharging into the City of Bellevue's conveyance system. Proposed drainage will continue to mimic existing conditions, utilizing the same discharge location into the City's system. Stormwater will be detained by two stormwater vaults. Stormwater will be treated twice for water quality. First by dead storage in the west vault followed by a media filter prior to leaving the site. The project site is located in the Kelsey Creek drainage basin.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

No. All areas that potentially contain pollutants will be collected, treated in the detention vault prior to release.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

A City approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from stormwater runoff. This system will include water quality vault. During construction the storm system and the rest of the site sediment control will include temporary erosion control barriers: Chemical treatment (i.e. Chitosan or other chemical floccer), silt fence, ground covering, etc.

#### 4. Plants

a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

A preliminary landscape plan has been prepared and is part of the submittal package. Please refer to the landscape plan.

c. List threatened or endangered species known to be on or near the site.

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Native coniferous evergreen trees, native shrubs and groundcovers are proposed throughout the site to reduce watering needs, maintenance requirements and provide food and shelter for wildlife. Please refer to the landscape plan. All landscaping will meet or exceed City of Bellevue requirements.

#### 5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☐ Birds: hawk, heron, eagle, songbirds, other:
- ☐ Mammals: deer, bear, elk, beaver, other:
- ☐ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any:

N/A

## **6. Energy and Natural Resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Electricity and/or natural gas will be the primary source of energy used to provide heating and cooling.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

The requirements of the Uniform Building Code and the State Energy Code will be incorporated.

## **7. Environmental Health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

This project will not generate any environmental health hazards.

(1) Describe special emergency services that might be required.

None to our knowledge.

(2) Proposed measures to reduce or control environmental health hazards, if any.

There are no on-site environmental health hazards known to exist today, nor are there any that will be generated as a direct result of this project.



b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

The main source of off-site noise in this area originates from the vehicular traffic present on 156th Ave NE.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The main source of off-site noise in this area originates from the vehicular traffic present on 156th Ave NE.

- (3) Proposed measures to reduce or control noise impacts, if any:

Building construction will be done during the hours prescribed by the City of Bellevue. Construction equipment will be equipped with muffler devices and idling time will be encouraged to be kept to a minimum.

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties?

Commercial/Multifamily

- b. Has the site been used for agriculture? If so, describe.

No

- c. Describe any structures on the site.

There is currently a large 67,226 sf masonry structure who's previous use was a Top Foods grocery store.

- d. Will any structures be demolished? If so, what?

Yes. The entire structure will be demolished.

- e. What is the current zoning classification of the site?

CB

- f. What is the current comprehensive plan designation of the site?

CB

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

- i. Approximately how many people would reside or work in the completed project?

Approximately 466

- j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

There are none because the site was used for commercial purposes

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project will comply with the current zoning of the site, and the units will be subject to Design Review to ensure the architecture and amenities are consistent with the intended desired feel of the district.

## 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

233 units. The units will be in the middle-income range.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

c. Proposed measures to reduce or control housing impacts, if any:

None, no homes exist on site.

## 10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The Retail/Apartment buildings are four storied, 44 feet above grade and the townhomes are three storied, 32 feet above grade as allowed by zoning code.

b. What views in the immediate vicinity would be altered or obstructed?

Territorial views from residential areas to the north and the golf course to the east will be altered.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The project is designed to meet the guidelines per City of Bellevue Design Review Board. Design measures include modulation and colorization of building facades with corresponding landscaped open spaces interspersed throughout the site and along the right of way.

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
Building lighting, exterior lighting, and vehicles using the site. Before dawn and evenings.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
Not to our knowledge.
- c. What existing off-site sources of light or glare may affect your proposal?  
Sources from vehicles and street lighting from the adjacent streets and structures
- d. Proposed measures to reduce or control light or glare impacts, if any:  
Street lighting, when deemed necessary, will be installed in a manner that directs the lighting downward.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
The site is located adjacent to the Crossroads Park and Golf Course, Crossroads Mall, and Crossroads Community Center.
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
No. The previous use of the building to be demolished was a Top Foods grocery store.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
The proposed project includes a number of amenities for the public, including a pedestrian park connection, a landscaped interface with Crossroads Park, NE 15th Street developed as a park street, an Urban Trail connection to the project from Crossroads mall that will include commercial uses at the street level,

## 13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.  
None to our knowledge
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.  
Not applicable
- c. Proposed measures to reduce or control impacts, if any:  
Not applicable

## 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.  
The site will gain access from the existing access points on 15th Street NE and the north end of Crossroads Mall.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
Yes. This sites closest transit stop is on 156th Ave NE.
- c. How many parking spaces would be completed project have? How many would the project eliminate?  
The completed project will have a total of 437 parking stalls. This will be a gain of 10 stalls from the existing

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

None known.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

There will be a total of 125 trips during the am peak and 184 trips during the pm peak.

- g. Proposed measures to reduce or control transportation impacts, if any:

The previous use generated 229 trips during the am peak and 581 during the pm peak. This proposal reduced the traffic generated from the site.

## 15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The need for public service such as fire, health, and police protection will be typical of a multifamily development of this size. The school children originating from the homes in this development will attend the schools in the Bellevue School District.

- b. Proposed measures to reduce or control direct impacts on public services, if any:

The roads and homes will be constructed to meet all applicable standards and codes of the City and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services.

## 16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone,  
sanitary sewer, septic system, other.


- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity & Natural gas - Puget Sound Energy. Water/Sewer - City of Bellevue. Refuse - Republic Services. Telephone - Century Link. Cable TV - Comcast.

## Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....



Date Submitted.....

5/26/15



## Vicinity Map

